

FOR SALE

±2.3 ACRE COLD STORAGE FACILITY DEVELOPMENT SITE

FULLY ENTITLED WITH PLANS

3485 NW 168th Street
Miami Gardens, FL 33056



*COMMENCE
CONSTRUCTION
IMMEDIATELY!*

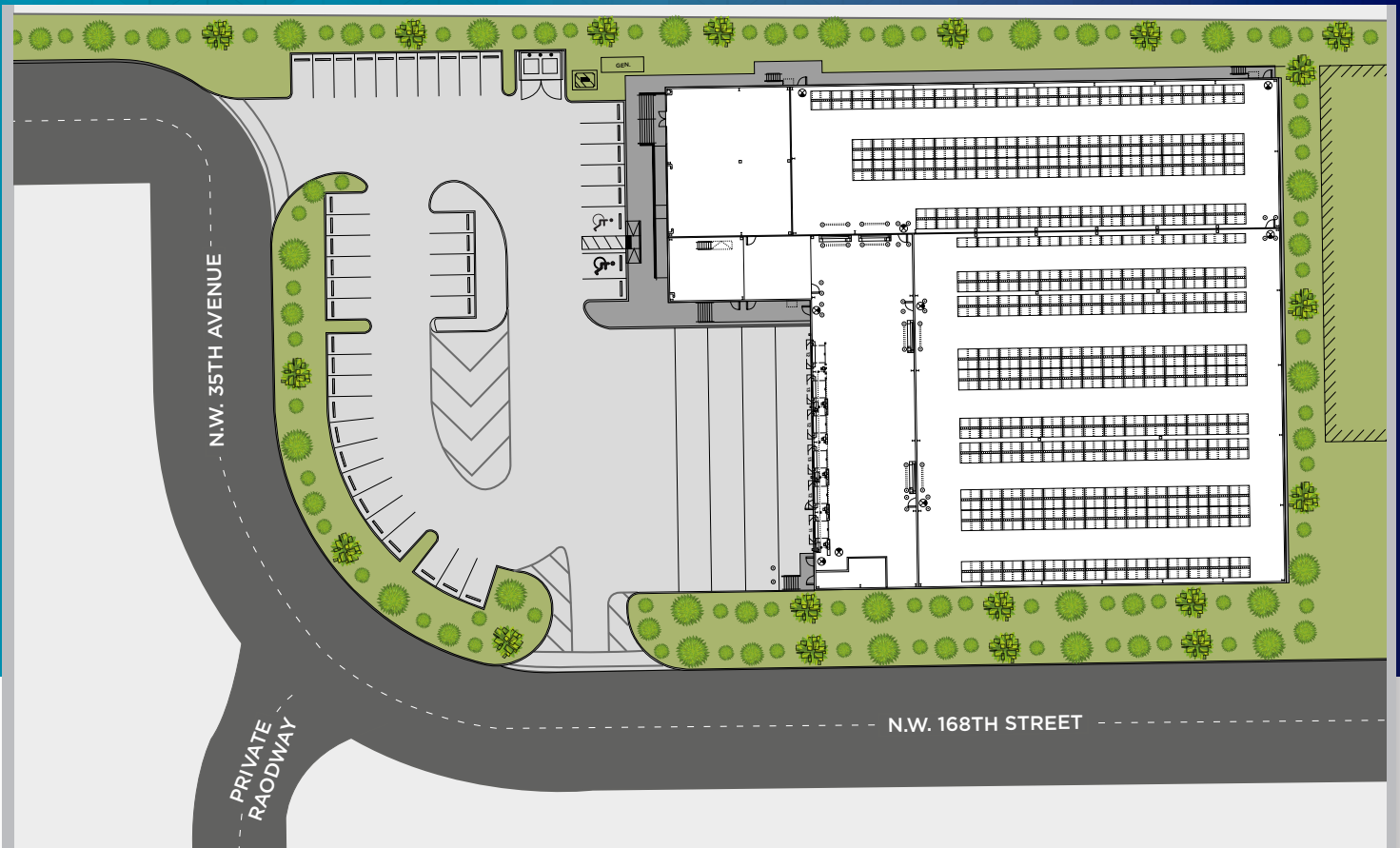
SITE PLAN APPROVAL IN PLACE
FULL SET OF PLANS COMPLETED
PERMIT READY FOR SUBMITTAL

 CUSHMAN &
WAKEFIELD

COLD STORAGE FACILITY

±44,967 SF SPEC DEVELOPMENT

PROPERTY OVERVIEW



DEVELOPMENT SPECIFICATIONS



BUILDING SIZE
±44,967 SF



COLD DOCK
±6,000 SF



SPEC OFFICE
±3,000 SF



CEILING HEIGHT
MIN 40' CLEAR

- Refrigeration Plant - Package Systems / Synthetic Freon
- -10° to 55° with 45° cold dock
- Glycol Flooring System
- TPO roof system. 9" insulation on deck
- Up to 5,500 Pallet Positions
- Direct access to SR 836 via NW 37th Avenue
- Site Size ±99,957 SF or ±2.3 Acres

ASKING PRICE:
\$8,000,000

INCLUDES:
ALL ENTITLEMENTS
CONSTRUCTION DOCS
PERMIT READY



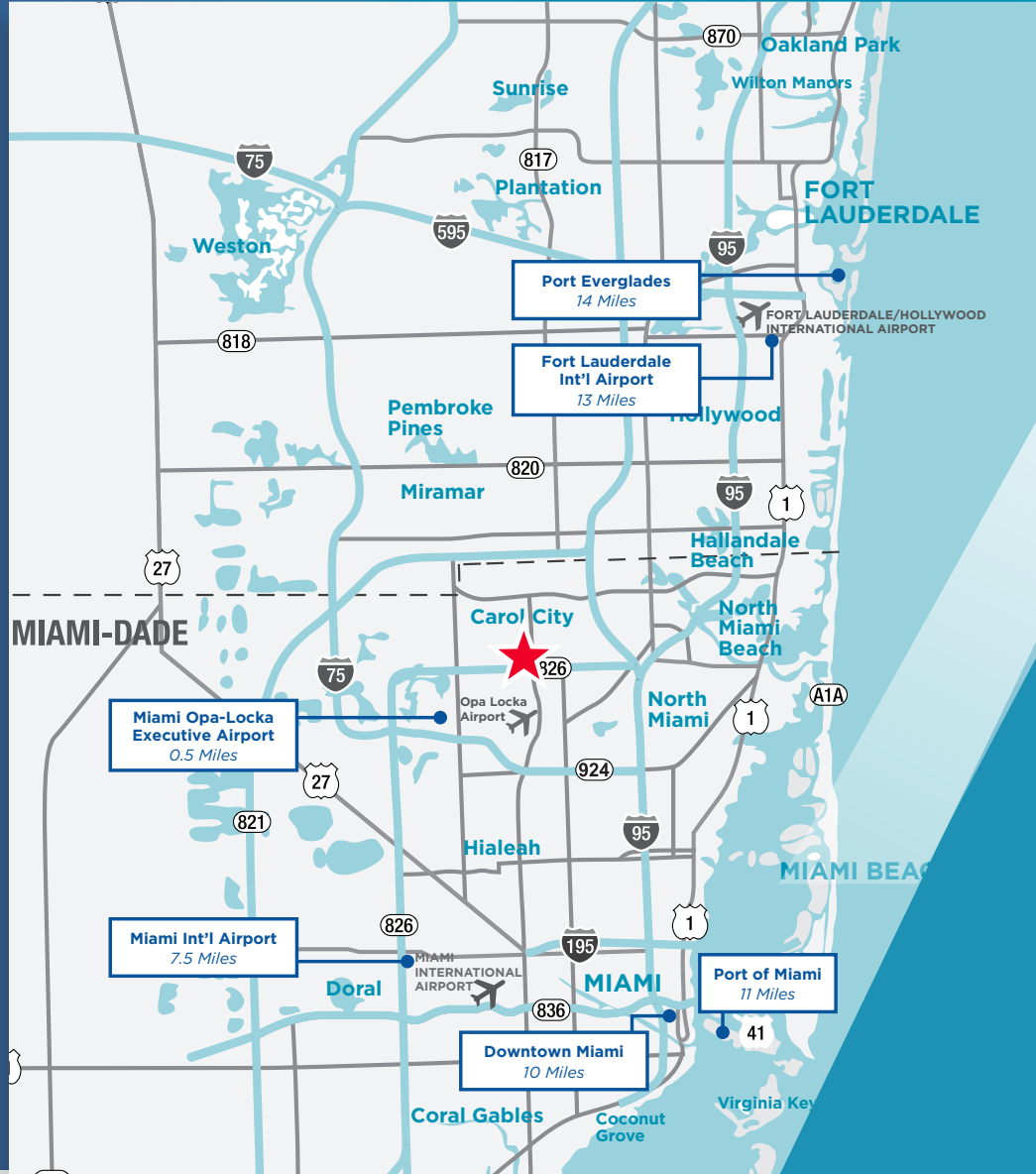
BUILDING RENDERINGS



Transportation / Distribution Nodes

- Miami Opa-Locka Executive Airport - 0.5 miles
- Downtown Miami - 10 miles
- Port Everglades - 14 mile
- Port of Miami - 11 miles
- Fort Lauderdale Int'l Airport - 13 miles
- Miami Int'l Airport - 7.5 miles

North Miami-Dade location conveniently serves both Miami-Dade and Broward counties including both air and sea ports



FOR MORE INFORMATION, PLEASE CONTACT:

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